083.0	0002	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 589,900 / 589,900
					USE VALUE: 589,900 / 589,900
					ASSESSED: 589,900 / 589,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TWOMBLY JOANNE
Owner 2:	NOVAK DAVID W
Owner 3:	
Street 1:	40 ALPINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1262 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4733.000	213,600	2,600	373,700	589,900
Total Card	0.109	213,600	2,600	373,700	589,900
Total Parcel	0.109	213,600	2,600	373,700	589,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.43 /Parcel: 467.43

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 51847

GIS Ref

GIS Ref

Insp Date 10/19/18

!6753!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,600	2600	4,733.	373,700	589,900		Year end	12/23/2021
2021	101	FV	207,300	2600	4,733.	373,700	583,600		Year End Roll	12/10/2020
2020	101	FV	207,300	2600	4,733.	373,700	583,600	583,600	Year End Roll	12/18/2019
2019	101	FV	151,600	0	4,733.	368,400	520,000	520,000	Year End Roll	1/3/2019
2018	101	FV	151,600	0	4,733.	283,000	434,600	434,600	Year End Roll	12/20/2017
2017	101	FV	151,600	0	4,733.	266,900	418,500	418,500	Year End Roll	1/3/2017
2016	101	FV	151,600	0	4,733.	245,600	397,200	397,200	Year End	1/4/2016
2015	101	FV	143,300	0	4,733.	229,600	372,900	372,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:25:48

LAST REV

Date	Time
11/17/21	10:12:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6753

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TWOMBLY JOANNEL	29836-447		2/24/1999	Family	1	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1890	Solar Pa	27,655	C				
11/21/1996	604	Manual	200					WOODSTOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	163	PATRIOT
2/24/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4733		Sq. Ft.	Site		0	70.	1.13	6			Topo	-5					373,724						373,700	

Total AC/HA:	0.10865	Total SF/SM:	4733	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	373,724	Spl Credit		Total:	373,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	60514
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309587
Depreciation:	95972
Depreciated Total:	213615

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

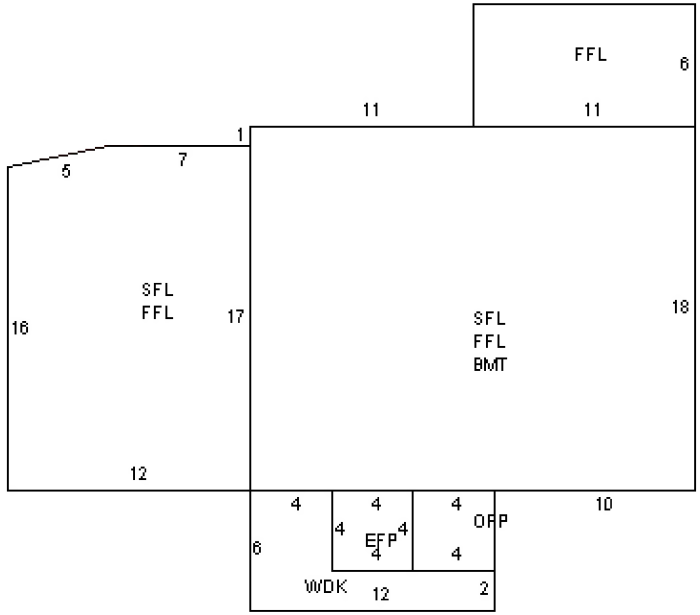
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	123.47
Final Total:	213600	Val/Su SzAd	169.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	664	178.610	118,594
SFL	Second Floor	598	178.610	106,806
BMT	Basement	396	53.580	21,218
WDK	Deck	40	15.680	627
EFP	Enclos Porch	16	71.150	1,138
OFP	Open Porch	16	43.120	690

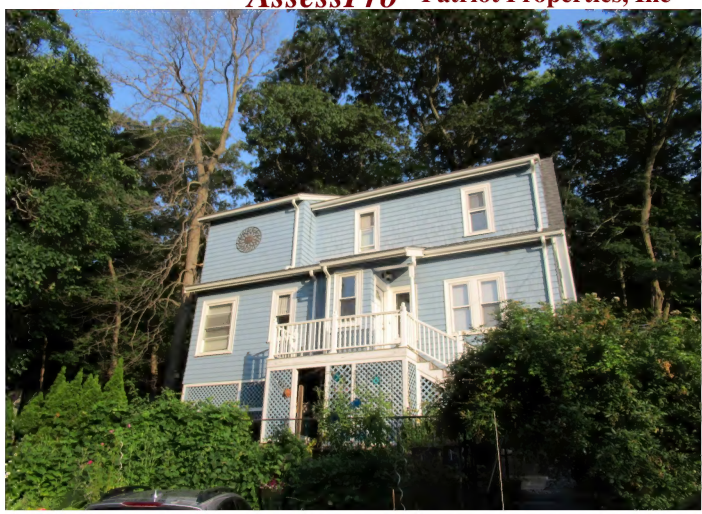
Net Sketched Area:	1,730			Total:	249,073
Size Ad	1262	Gross Area	1730	FinArea	1262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X30	A	AV	2010	9.33	T	7.2	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600